

ORDINANCE NO. 497

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM "R-5" SINGLE FAMILY DWELLING DISTRICT TO "R-5" SINGLE FAMILY DWELLING DISTRICT UNDER A SPECIAL PERMIT FOR A PRIVATE SCHOOL FOR INSTRUCTION IN DANCING AND BATON TWIRLING, SAID TRACT BEING DESCRIBED AS FOLLOWS: LOT 1A, BLOCK A, FARMERSDELL ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS; THAT SUCH PROPERTY IS TO BE USED UNDER A SPECIAL PERMIT FOR A PRIVATE SCHOOL FOR INSTRUCTION IN DANCING AND BATON TWIRLING, SUBJECT HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY PLAN COMMISSION AND SUBJECT TO THE CONDITIONS CONTAINED HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the Governing Body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch and the State Law with reference to the granting of special permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area, and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said special permit should be granted, subject to the conditions set out herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby, amended by amending the zoning map of the City of Farmers Branch

so as to change the following described property from an "R-5" Single Family Dwelling classification to an "R-5" Single Family Dwelling classification under a special permit for a private school for instruction in dancing and baton twirling, as provided for under the provisions of Article XIV of the Comprehensive Zoning Ordinance, as heretofore amended, subject to the special conditions contained herein. That the property to be covered by a special permit for a private school for instruction in dancing and baton twirling is described as follows, to-wit:

Lot 1A, Block A, Farmersdell Addition to the City of Farmers Branch, Texas.

SECTION 2. That the special permit for private school for instruction in dancing and baton twirling uses with reference to the hereinabove described property is approved and granted upon the following express conditions and in accordance with Article XIV of the Comprehensive Zoning Ordinance, to-wit:

(a) Prior to building permits being issued for additions or other improvements to the property, a site plan shall be submitted to and approved by the City Planning and Zoning Commission and the City Council. Such site plan shall show the location of existing and proposed buildings, means of ingress and egress, offstreet parking and loading, signs, and screening, and the development of the property shall be generally in conformance with the site plan.

(b) A circular driveway from Valley View Lane shall be provided for offstreet loading and unloading.

(c) A six foot wooden screening fence around the property, excepting the front yard area, shall be maintained.

(d) Six (6) offstreet parking spaces shall be provided within the rear yard area.

SECTION 3. That the site plan, when approved by the City Planning and Zoning Commission and the City Council, shall become a part of this ordinance for all purposes. A true copy of the site plan shall be retained in the office of the City Secretary and in the office of the City Manager for observance in connection with these improvements.